035.0	0003	0010.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	674,200 / 674,200
					USE VALUE:	674,200 / 674,200
					ASSESSED:	674,200 / 674,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		FREMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERSSON DANIEL & REBECCA
Owner 2:	
Owner 3:	
Street 1:	15 FREMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WYLLIE JUDITH S & DAVID C -
Owner 2:	-
Street 1:	15 FREMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .187 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Wood Shingle Exterior and 1846 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8137.000	249,200		425,000	674,200
Total Card	0.187	249,200		425,000	674,200
Total Parcel	0.187	249,200		425,000	674,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.22 /Parcel: 365.22

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 24459
GIS Ref
GIS Ref
Insp Date 12/06/18

!2884!

PREVIOUS ASSESSMENT

Parcel ID 035.0-0003-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	249,200	0	8,137.	425,000	674,200		Year end	12/23/2021
2021	101	FV	215,400	0	8,137.	425,000	640,400		Year End Roll	12/10/2020
2020	101	FV	215,700	0	8,137.	425,000	640,700	640,700	Year End Roll	12/18/2019
2019	101	FV	173,400	0	8,137.	385,200	558,600	558,600	Year End Roll	1/3/2019
2018	101	FV	173,400	0	8,137.	365,300	538,700	538,700	Year End Roll	12/20/2017
2017	101	FV	173,400	0	8,137.	318,800	492,200	492,200	Year End Roll	1/3/2017
2016	101	FV	173,400	0	8,137.	272,300	445,700	445,700	Year End	1/4/2016
2015	101	FV	169,200	0	8,137.	252,400	421,600	421,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:12:36

LAST REV

Date	Time
07/19/21	09:54:10
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2884

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WYLLIE JUDITH S	57328-225		8/22/2011		375,000	No	No		
	17074-320		6/1/1986		142,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/16/2020	1626	Addition	25,000	C				
7/28/2020	829	Addition	53,400	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2021	Permit Visit	DGM	D Mann
12/6/2018	MEAS&NOTICE	CC	Chris C
6/27/2012	Measured	JBS	JOHN S
11/22/2011	MLS	EMK	Ellen K
5/8/2009	Measured	189	PATRIOT
11/14/2000	Info Fm Prmt	201	PATRIOT
5/3/2000	Missed Appt.	276	PATRIOT
2/28/2000	Mailer Sent		
2/25/2000	Measured	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	24459
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8137		Sq. Ft.	Site		0	64.	0.82	3									425,030						425,000	

Total AC/HA:	0.18680	Total SF/SM:	8137	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	425,030	Spl Credit		Total:	425,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	L - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21879745
Const Adj.:	0.94285131
Adj $ / SQ:	149.389
Other Features:	71500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352896
Depreciation:	106151
Depreciated Total:	246745

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 5 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

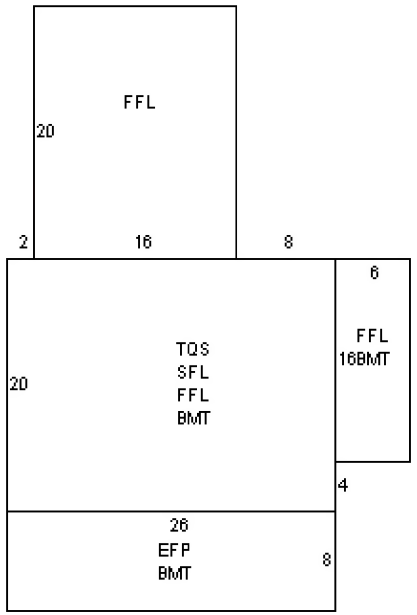
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	134.45
Special Features:	2500	Val/Su Net:	86.59
Final Total:	249200	Val/Su SzAd	134.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	936	149.390	139,828
BMT	Basement	824	44.820	36,929
SFL	Second Floor	520	149.390	77,682
TQS	3/4 Story	390	149.390	58,262
EFP	Enclos Porch	208	38.010	7,906

Net Sketched Area: 2,878 | Total: 320,607

Size Ad 1846 | Gross Area 3008 | FinArea 1846

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0003-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1988	0.00	T	24.8	101						
96	Whirl Pool	D	S	1	6	A	AV	1998	500.00	T	16.8	101			2,500			2,500

More: N | Total Yard Items: | Total Special Featues: 2,500 | Total: 2,500